

**North Okanagan Monthly Statistics
May 2018**

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Zone Totals

Description	CM This Year	CM Last Year	Increase	This YTD	Last YTD	Increase
Area = Central Okanagan						
1 Units Listed	1,295	1,181	9.65%	4,940	4,578	7.91%
2 Units Sold	558	802	-30.42%	2,248	2,727	-17.57%
3 Sales Volume	\$312,477,822	\$444,462,931	-29.70%	\$1,242,301,957	\$1,411,331,493	-11.98%
4 List/Sell Ratio	97.56%	97.71%		97.47%	97.85%	
5 Days to Sell	57	55	4.07%	63	61	2.79%
6 Active Listings	3,053	2,478	23.20%			
Area = North Okanagan						
1 Units Listed	489	472	3.60%	1,687	1,692	-0.30%
2 Units Sold	237	324	-26.85%	847	990	-14.44%
3 Sales Volume	\$115,817,921	\$129,434,645	-10.52%	\$376,590,624	\$387,749,124	-2.88%
4 List/Sell Ratio	96.94%	97.38%		97.35%	96.94%	
5 Days to Sell	82	102	-19.86%	89	106	-15.97%
6 Active Listings	1,420	1,429	-0.63%			
Area = Shuswap / Revels						
1 Units Listed	361	318	13.52%	1,124	1,058	6.24%
2 Units Sold	131	169	-22.49%	452	489	-7.57%
3 Sales Volume	\$45,893,350	\$63,317,986	-27.52%	\$161,264,356	\$172,048,066	-6.27%
4 List/Sell Ratio	96.11%	97.37%		96.20%	96.26%	
5 Days to Sell	97	102	-5.03%	129	123	4.99%
6 Active Listings	1,146	1,102	3.99%			
Area = Grand Total						
1 Units Listed	2,145	1,971	8.83%	7,751	7,328	5.77%
2 Units Sold	926	1,295	-28.49%	3,547	4,206	-15.67%
3 Sales Volume	\$474,189,093	\$637,215,562	-25.58%	\$1,780,156,937	\$1,971,128,682	-9.69%
4 List/Sell Ratio	97.27%	97.61%		97.33%	97.53%	
5 Days to Sell	69	73	-5.21%	77	79	-1.71%
6 Active Listings	5,619	5,009	12.18%			

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

North Okanagan Statistics -- May 2018

Quick Summary Part 1

			Residential	
Description	Total Units Sold	Total Sales Volume	Total Units Sold	Total Sales Volume
This Month	237	\$115,817,921	115	\$59,979,139
Last Month	190	\$75,486,093	92	\$46,954,244
This Month Last Year	324	\$129,434,645	154	\$70,691,055

Description	Total Listings Taken	Inventory
This Month	489	1,420
Last Month	391	1,261
This Month Last Year	472	1,429

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North Okanagan Statistics -- May 2018

Quick Summary Part 2

Condo/Apt

Sales	13
New Listings	28
Current Inventory	73
Sell/Inv. Ratio	17.81%
Days to Sell	83
Average Price	\$199,481
Median Price	\$177,250

Condo/Townhouse

Sales	45
New Listings	73
Current Inventory	123
Sell/Inv. Ratio	36.59%
Days to Sell	62
Average Price	\$344,404
Median Price	\$312,700

Lots

Sales	15
New Listings	51
Current Inventory	333
Sell/Inv. Ratio	4.50%
Days to Sell	243
Average Price	\$256,367
Median Price	\$225,000

Residential

Sales	115
New Listings	182
Current Inventory	385
Sell/Inv. Ratio	29.87%
Days to Sell	65
Average Price	\$521,558
Median Price	\$475,238
Ratio of Sales vs Inventory	24.54%

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North Okanagan Statistics -- May 2018

Comparative Activity -- Listing Information

Description	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Inventory		
							Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = North Okanagan									
Acreage/House	53	56	-5.36%	156	145	7.59	164	154	6.49
Duplex	14	19	-26.32%	56	51	9.80	37	34	8.82
Mobile Home	13	21	-38.10%	57	95	-40.00	44	58	-24.14
Recreational	38	3	1,166.67%	49	10	390.00	50	57	-12.28
Residential	182	190	-4.21%	667	696	-4.17	385	379	1.58
Residential WF	12	11	9.09%	32	27	18.52	40	30	33.33
3/4-Plex	3	3	0.00%	6	7	-14.29	5	5	0.00
Timeshare	0	0	0.00%	0	0	0.00			
Apartment	28	30	-6.67%	134	142	-5.63	73	104	-29.81
Townhouse	73	46	58.70%	226	180	25.56	123	101	21.78
RES TOTAL	416	379.00	9.76%	1,383	1,353	2.22%	921	922	-0.11
FARMS	4	7	-42.86%	19	25	-24.00	29	28	3.57
MULTIFAMILY	1	1	0.00%	5	3	66.67	6	5	20.00
Acreage	19	19	0.00%	54	65	-16.92	113	105	7.62
Acreage WF	4	1	300.00%	7	5	40.00	15	6	150.00
Lots	26	41	-36.59%	102	144	-29.17	185	229	-19.21
Lots WF	2	0	0.00%	17	6	183.33	20	14	42.86
LOTS TOTAL	51	61.00	-16.39%	180	220	-18.18%	333	354	-5.93
Business	7	4	75.00%	21	17	23.53	25	21	19.05
Commercial	9	17	-47.06%	66	52	26.92	84	63	33.33
Land	1	3	-66.67%	13	22	-40.91	22	36	-38.89
COMM TOTAL	17	24.00	-29.17%	100	91	9.89%	131	120	9.17
GRAND TOTAL	489	472	3.60%	1,687	1,692	-0.30%	1,420	1,429	-0.63

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North Okanagan Statistics -- May 2018

Comparative Activity -- Sales Information (Month)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo
Zone = North Okanagan								
Acreage/House	21	23	-8.70%	\$16,816,000	\$18,490,000	-9.05%	97.31%	94.09%
Duplex	8	15	-46.67%	\$4,217,790	\$6,153,901	-31.46%	99.96%	100.32%
Mobile Home	6	14	-57.14%	\$1,406,500	\$1,880,300	-25.20%	98.25%	96.86%
Recreational	1	2	-50.00%	\$70,000	\$159,400	-56.09%	93.33%	76.12%
Residential	115	154	-25.32%	\$59,979,139	\$70,691,055	-15.15%	98.08%	98.87%
Residential WF	2	2	0.00%	\$2,525,000	\$1,845,000	36.86%	97.34%	100.28%
3/4-Plex	2	1	100.00%	\$697,500	\$249,900	179.11%	98.27%	100.00%
Apartment	13	23	-43.48%	\$2,593,250	\$4,716,471	-45.02%	96.83%	97.06%
Townhouse	45	41	9.76%	\$15,498,200	\$12,236,060	26.66%	97.39%	98.37%
RES TOTAL	213	275	-22.55%	\$103,803,379	\$116,422,087	-10.84%	97.88%	97.98%
FARMS	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
MULTIFAMILY	0	2	-100.00%	\$0	\$1,286,900	-100.00%	0.00%	96.05%
Acreage	6	8	-25.00%	\$1,728,000	\$2,122,500	-18.59%	94.59%	91.82%
Acreage WF	3	0	0.00%	\$1,027,500	\$0	0.00%	93.07%	0.00%
Lots	6	33	-81.82%	\$1,090,000	\$7,053,000	-84.55%	95.89%	93.21%
Lots WF	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
LOTS TOTAL	15	41	-63.41%	\$3,845,500	\$9,175,500	-58.09%	94.54%	92.89%
Business	0	0	0.00%	\$0	\$0	0.00%	0.00%	0.00%
Commercial	8	6	33.33%	\$6,669,042	\$2,550,158	161.51%	87.20%	88.82%
Land	1	0	0.00%	\$1,500,000	\$0	0.00%	88.24%	0.00%
COMM TOTAL	9	6	50.00%	\$8,169,042	\$2,550,158	220.33%	87.39%	88.82%
GRAND TOTAL	237	324	-26.85%	\$115,817,921	\$129,434,645	-10.52%	96.94%	97.38%

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North Okanagan Statistics -- May 2018

Comparative Activity -- Sales Information (YTD)

Description	Unit Sales			Sales Volume			List/Sale Ratio	
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD
Zone = North Okanagan								
Acreage/House	67	69	-2.90%	\$50,041,400	\$53,150,500	-5.85%	96.94%	95.25%
Duplex	35	34	2.94%	\$15,828,990	\$13,800,751	14.70%	99.77%	99.55%
Mobile Home	37	49	-24.49%	\$6,721,739	\$6,305,800	6.60%	96.71%	96.40%
Recreational	3	4	-25.00%	\$214,000	\$429,400	-50.16%	94.48%	87.92%
Residential	380	456	-16.67%	\$195,148,695	\$204,921,843	-4.77%	98.11%	98.36%
Residential WF	6	6	0.00%	\$8,115,000	\$4,195,000	93.44%	95.55%	97.42%
3/4-Plex	4	2	100.00%	\$1,867,500	\$719,900	159.41%	97.84%	96.13%
Apartment	94	91	3.30%	\$19,878,934	\$18,181,414	9.34%	97.63%	97.08%
Townhouse	133	134	-0.75%	\$42,533,946	\$39,816,995	6.82%	97.86%	97.90%
RES TOTAL	759	845	-10.18%	\$340,350,204	\$341,521,603	-0.34%	97.86%	97.72%
FARMS	2	5	-60.00%	\$3,735,000	\$7,435,000	-49.76%	93.45%	83.24%
MULTIFAMILY	0	3	-100.00%	\$0	\$2,186,900	-100.00%	0.00%	93.43%
Acreage	19	35	-45.71%	\$5,652,900	\$9,325,900	-39.38%	94.75%	93.28%
Acreage WF	3	1	200.00%	\$1,027,500	\$625,000	64.40%	93.07%	75.76%
Lots	35	75	-53.33%	\$5,866,850	\$16,117,030	-63.60%	94.75%	94.32%
Lots WF	0	2	-100.00%	\$0	\$1,280,000	-100.00%	0.00%	91.44%
LOTS TOTAL	57	113	-49.56%	\$12,547,250	\$27,347,930	-54.12%	94.61%	93.30%
Business	4	1	300.00%	\$1,174,500	\$40,000	2,836.25%	87.78%	67.80%
Commercial	20	21	-4.76%	\$14,354,671	\$8,037,691	78.59%	91.31%	93.11%
Land	5	2	150.00%	\$4,429,000	\$1,180,000	275.34%	93.56%	95.55%
COMM TOTAL	29	24	20.83%	\$19,958,171	\$9,257,691	115.58%	91.58%	93.26%
GRAND TOTAL	847	990	-14.44%	\$376,590,624	\$387,749,124	-2.88%	97.35%	96.94%

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North Okanagan Statistics -- May 2018

Average/Median price, Days to Sell (Month)

Description	Average Price			Median Price			Days to Sell		
	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%	Cur Mo	Lst Yr Mo	Incr/Decr%
Zone = North Okanagan									
Acreage/House	\$800,762	\$803,913	-0.39%	\$780,000	\$649,000	20.18%	74	140	-47.25%
Duplex	\$527,224	\$410,260	28.51%	\$549,950	\$369,000	49.04%	83	37	123.71%
Mobile Home	\$234,417	\$134,307	74.54%	\$242,000	\$125,500	92.83%	22	102	-78.36%
Recreational	\$70,000	\$79,700	-12.17%	\$70,000	\$79,700	-12.17%	154	703	-78.08%
Residential	\$521,558	\$459,033	13.62%	\$475,238	\$405,000	17.34%	65	57	14.41%
Residential WF	\$1,262,500	\$922,500	36.86%	\$1,262,500	\$922,500	36.86%	48	23	111.11%
3/4-Plex	\$348,750	\$249,900	39.56%	\$348,750	\$249,900	39.56%	189	18	947.22%
Apartment	\$199,481	\$205,064	-2.72%	\$177,250	\$179,900	-1.47%	83	53	56.28%
Townhouse	\$344,404	\$298,440	15.40%	\$312,700	\$290,000	7.83%	62	49	26.41%
RES TOTAL	\$487,340	\$423,353	15.11%	\$439,000	\$370,000	18.65%	67	68	-0.85%
FARMS									
MULTIFAMILY		\$643,450			\$643,450			349	
Acreage	\$288,000	\$265,313	8.55%	\$202,000	\$251,250	-19.60%	390	346	12.73%
Acreage WF	\$342,500			\$250,000			201		
Lots	\$181,667	\$213,727	-15.00%	\$197,500	\$200,000	-1.25%	117	260	-54.83%
Lots WF									
LOTS TOTAL	\$256,367	\$223,793	14.56%	\$225,000	\$210,000	7.14%	243	277	-12.09%
Business									
Commercial	\$833,630	\$425,026	96.14%	\$175,006	\$272,500	-35.78%	171	400	-57.20%
Land	\$1,500,000			\$1,500,000			60		
COMM TOTAL	\$907,671	\$425,026	113.56%	\$350,000	\$272,500	28.44%	159	400	-60.28%
GRAND TOTAL	\$488,683	\$399,490	22.33%	\$425,000	\$354,000	20.06%	82	102	-19.86%

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North Okanagan Statistics -- May 2018

Average/Median price, Days to Sell (YTD)

Description	Average Price			Median Price			Days to Sell		
	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%	Cur YTD	Lst YTD	Incr/Decr%
Zone = North Okanagan									
Acreage/House	\$746,887	\$770,297	-3.04%	\$739,900	\$632,000	17.07%	125	162	-22.41%
Duplex	\$452,257	\$405,904	11.42%	\$412,000	\$384,500	7.15%	87	74	16.56%
Mobile Home	\$181,669	\$128,690	41.17%	\$175,000	\$100,000	75.00%	89	80	11.52%
Recreational	\$71,333	\$107,350	-33.55%	\$72,000	\$89,950	-19.96%	101	514	-80.35%
Residential	\$513,549	\$449,390	14.28%	\$469,500	\$408,000	15.07%	66	62	7.09%
Residential WF	\$1,352,500	\$699,167	93.44%	\$1,457,500	\$677,500	115.13%	165	92	79.45%
3/4-Plex	\$466,875	\$359,950	29.71%	\$481,250	\$359,950	33.70%	116	15	671.67%
Apartment	\$211,478	\$199,796	5.85%	\$175,500	\$185,000	-5.14%	80	122	-34.61%
Townhouse	\$319,804	\$297,142	7.63%	\$305,000	\$291,250	4.72%	53	70	-24.95%
RES TOTAL	\$448,419	\$404,168	10.95%	\$409,900	\$365,000	12.30%	74	82	-9.29%
FARMS	\$1,867,500	\$1,487,000	25.59%	\$1,867,500	\$1,300,000	43.65%	362	478	-24.40%
MULTIFAMILY		\$728,967			\$720,000			355	
Acreage	\$297,521	\$266,454	11.66%	\$235,000	\$235,000	0.00%	254	280	-9.32%
Acreage WF	\$342,500	\$625,000	-45.20%	\$250,000	\$625,000	-60.00%	201	236	-14.97%
Lots	\$167,624	\$214,894	-22.00%	\$170,000	\$200,000	-15.00%	202	217	-7.01%
Lots WF		\$640,000			\$640,000			384	
LOTS TOTAL	\$220,127	\$242,017	-9.04%	\$225,000	\$210,000	7.14%	219	240	-8.57%
Business	\$293,625	\$40,000	634.06%	\$245,750	\$40,000	514.38%	199	136	46.32%
Commercial	\$717,734	\$382,747	87.52%	\$342,500	\$330,000	3.79%	240	263	-8.93%
Land	\$885,800	\$590,000	50.14%	\$640,000	\$590,000	8.47%	129	25	424.90%
COMM TOTAL	\$688,213	\$385,737	78.41%	\$350,000	\$330,000	6.06%	215	238	-9.69%
GRAND TOTAL	\$444,617	\$391,666	13.52%	\$399,000	\$349,900	14.03%	89	106	-15.97%

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